

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- April 12, 1967

Appeal No. 9152 The American University, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried, with Mr. William S. Harps absent, the following Order was entered at the meeting of the Board on May 22, 1967.

EFFECTIVE DATE OF ORDER -- June 13, 1967

ORDERED:

That the appeal for permission to erect classroom addition and office and parking facilities to Mary Graydon Center; to erect a two story lecture and classroom building; to erect four story Ward Circle classroom building in accordance with the university campus plan at 3500 Nebraska Avenue, NW., lot 1, square 1600, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an R-5-A District.
- (2) Appellant proposes to erect four new structures under the current appeal.
- (3) The four structures were shown on the University's 1985 Master Plan and conform to that plan with some variations. A revised Master Plan was submitted to the Board on May 25, 1967, with revisions through May 15, 1967.
- (4) The addition to Mary Graydon Center consists of two parts, both containing offices and dining facilities:
 - (a) Two story and basement addition at the southwest end of the existing building.
 - (b) Three story addition at the west end of the existing building (Mary Graydon Center).

The height of the proposed addition is the same as shown in the 1985 Master Plan but the bulk is increased from 64,122 square feet to 122,669 square feet.

(5) Parking garage for 569 cars and office addition. This consists of a seven story self-service parking garage and eighth story for offices attached to the westerly wall of the "Addition to Mary Graydon Center."

The location of this building has been moved easterly from the site shown on the 1985 Master Plan to a location identified as a site for "Physical Education and Recreation". This parking garage and offices addition will be decreased in height from 70 feet to 61 feet 3 inches and the area is increased from 226,816 square feet to 230,900 square feet.

(6) Lecture and Classroom building. This will be a two story structure constructed as a separate building rather than as an addition to the Myers Building. The height shown on the 1985 Master Plan was 25 feet but will now be 29 feet and the square foot area will be 16,851 rather than 10,500.

(7) Ward Circle Classroom Building. This will be a four story and partial basement structure. It was originally shown on the 1985 Master Plan as two attached units but now will be one large unit. The 1985 Master Plan showed the first unit as 29 feet high with an area of 19,500 square feet and the addition was to be 25 feet high with an area of 10,500 square feet, a total of 30,090 square feet. The now proposed building will be 40 feet high with an area of 82,539 square feet.

(8) The 1985 Master Plan showed the following:

(a) Campus area	2,907,804 square feet
(b) Floor Area	1,861,020 square feet
(c) Floor Area Ratio	0.64

(9) The revisions of the 1985 Plan show the proposed additional structures increase the floor area 121,431 square feet. Thus the revised total floor area is 1,982,451 square feet. The revised FAR is 0.68.

(10) The parking for the University is as follows:

Total Faculty 157; Total students 10,470. The University must provide under the Zoning Regulations one space for each three faculty members and one space for each ten classroom or auditorium seats. Therefore, the required parking is -- Faculty 105 spaces; students 1,047 spaces. The total number of spaces required are 1,152 spaces. The current plans show that the University is providing 2,298 parking spaces, an excess of 1,146 parking spaces.

(11) The National Capital Planning Commission recommends approval of the subject application.

(12) The Department of Highways and Traffic offers no objection to the granting of this appeal but includes the following:

"It is suggested that parking on the roads leading to the garages from Massachusetts Avenue and from Nebraska Avenue be minimized to facilitate more efficient access to the garages by reducing congestion along these two roads. The width of the drive at Massachusetts Avenue should be increased to 30 feet to accommodate two egress lands and one ingress lane.

"It should be pointed out that the proposed driveway to the underground garage from Nebraska Avenue opposite New Mexico Avenue would necessitate the removal of a large tree. However, as it is a poor specimen American Elm, it is very susceptible to Dutch Elm disease. Since we do not expect it to last many more years, there is no objection to the applicant removing it, with the special instructions that all wood and the stump be burned to prevent the spread of the Dutch Elm disease."

(13) No objection to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the proposed campus improvements are consistent with the development plan of the University and such development is not likely to become objectionable to nearby and adjoining properties.

We further conclude that the granting of this appeal will be in harmony with the purpose and intent of the zone plan as embodied in the Zoning Regulations and Map.

The paragraphs contained in the Board's Order, BZA Appeal No. 8569 are reiterated and incorporated by reference in this Order. We note that appellant has submitted a plan revised to May 15, 1967. We suggest that appellant appear before the Board for a hearing on the plan alone before any other appearances are made for the construction of specific buildings at the University.

OPINION Cont'd.

Likewise, this Order should not be construed as constituting either approval or disapproval of the 1985 Master Plan submitted by the University.
